006.0	0005	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	939,700 / 939,700
					USE VALUE:	939,700 / 939,700
					ASSESSED:	939,700 / 939,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32	-34	ORVIS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REMBY ANNE M
Owner 2:	
Owner 3:	
Street 1:	32 ORVIS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,876 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Stucco Exterior and 2838 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4876.000	481,600	5,100	453,000	939,700
Total Card	0.112	481,600	5,100	453,000	939,700
Total Parcel	0.112	481,600	5,100	453,000	939,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 331.17 | /Parcel: 331.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 5862
GIS Ref:
GIS Ref:
Insp Date: 11/18/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 006.0-0005-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	481,700	5100	4,876.	453,000	939,800	939,800	Year End Roll	12/18/2019
2019	104	FV	370,400	5100	4,876.	481,300	856,800	856,800	Year End Roll	1/3/2019
2018	104	FV	369,700	5100	4,876.	351,100	725,900	725,900	Year End Roll	12/20/2017
2017	104	FV	347,200	5100	4,876.	305,800	658,100	658,100	Year End Roll	1/3/2017
2016	104	FV	347,200	5100	4,876.	260,500	612,800	612,800	Year End	1/4/2016
2015	104	FV	310,100	5100	4,876.	254,800	570,000	570,000	Year End Roll	12/11/2014
2014	104	FV	310,100	5100	4,876.	209,500	524,700	524,700	Year End Roll	12/16/2013
2013	104	FV	322,400	5100	4,876.	199,300	526,800	526,800		12/13/2012

!617!

PRINT

Date	Time
12/10/20	16:22:11

LAST REV

Date	Time
01/25/18	09:49:34

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 617

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17685-221		12/1/1986		195,000	No	No		A

USER DEFINED

Prior Id # 1:	5862
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2013	862	Re-Roof	3,950					
6/8/2006	442	Redo Kit	25,000			G8	GR FY08	
5/4/2006	341	Manual	4,000			G8	GR FY08	remove porch
7/11/1997	409	Manual	2,100					RAILING
12/13/1996	646	Manual	10,000					PORCH/GARAGE ROOFS

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Inspected	BS	Barbara S
11/3/2017	MEAS&NOTICE	HS	Hanne S
5/1/2014	External Ins	PC	PHIL C
5/19/2009	Measured	189	PATRIOT
11/5/1999	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
8/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4876		Sq. Ft.	Site		0	80.	1.16	1									453,023						453,000	

Total AC/HA: 0.11194 | Total SF/SM: 4876 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 453,023 | Spl Credit | Total: 453,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05260730
Const Adj.:	0.98745072
Adj $ / SQ:	176.698
Other Features:	125500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	697962
Depreciation:	216368
Depreciated Total:	481594

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	2	2
Totals			
2	11	4	

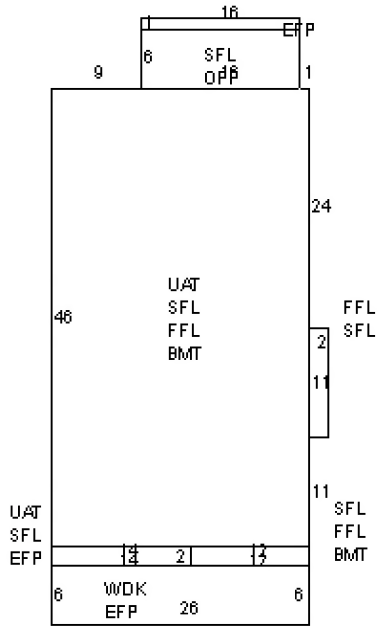
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.70
Special Features:	0	Val/Su Net:	105.02
Final Total:	481600	Val/Su SzAd	184.66

SKETCH



SUB AREA

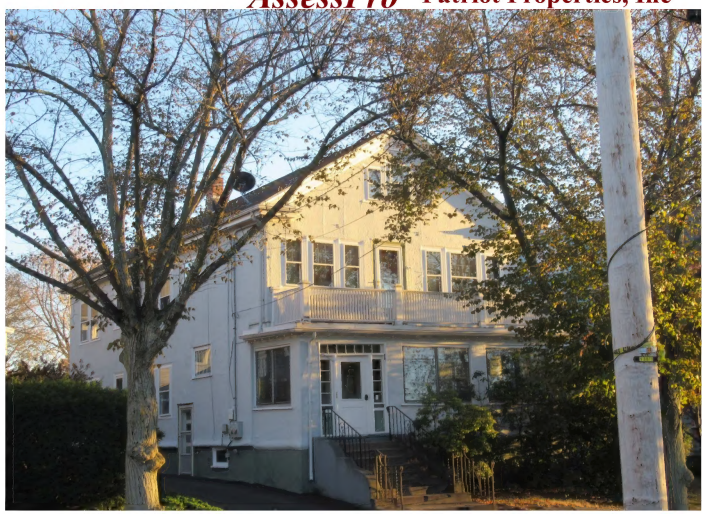
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,366	176.700	241,369
FFL	First Floor	1,242	176.700	219,458
BMT	Basement	1,220	53.010	64,671
UAT	Upper Attic	306	110.440	33,793
EFP	Enclos Porch	200	40.330	8,065
WDK	Deck	156	12.250	1,912
OFP	Open Porch	96	33.260	3,193
	Net Sketched Area:	4,586	Total:	572,461
Size Ad	2608	Gross Are	5504	FinArea 2838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 006.0-0005-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	400	A	AV	1915	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100